



**Town of Hilton Head Island
Board of Zoning Appeals
Regular Meeting
February 22, 2016 2:30 p.m.
Benjamin M. Racusin Council Chambers
AGENDA**

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Freedom of Information Act Compliance**
Public notification of the Board of Zoning Appeals meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the Town of Hilton Head Island Land Management Ordinance.
5. **Welcome and Introduction to Board Procedures**
6. **Approval of Agenda**
7. **Approval of the Minutes** – Regular Meeting January 25, 2016
8. **New Business**

PUBLIC HEARING

VAR-2367-2015: Mike Ruegamer of Group III Design, on behalf of Robert Graves, is requesting a variance from LMO Sections 16-5-102, Adjacent Use Setbacks and 16-5-103, Adjacent Use Buffers, to reduce the adjacent use setback and buffer along one side of the property from a 12.5 foot setback and a 12 foot buffer to a 10 foot setback and buffer. The applicant is requesting the variance to allow the preservation of a protected size magnolia tree and a specimen size water oak tree in conjunction with a plan to construct four homes on the subject property. The property is located on Avocet Road and is identified as Parcel# 245 on Beaufort County Tax Map# 18.

WITHDRAWN

PUBLIC HEARING

VAR-124-2016 - Medardo Cadiz applied for a variance from LMO Section 16-6-102.D, Wetland Protection, to enclose an existing deck that encroaches into a wetland buffer. The property is located in the PD-1 Zoning District (Sea Pines). The property is located at 34 Hearthwood Drive, further identified as Beaufort County parcel R550 014 00B 0207 0000.

Presented by: Anne Cyran

PUBLIC HEARING

VAR-127-2016: Jennifer Ray, on behalf of the Town of Hilton Head Island, is requesting a variance from LMO Section 16-6-104.F.2.iii, Specimen Tree Protection, to allow impact (soil compaction and paving) within 15 feet of the trunk of two trees rather than removing them. The property is located at 90 Pope Avenue and is identified as Parcels # 235 and 65A on Beaufort County Tax Map# 18.

Presented by: Nicole Dixon

9. **Board Business**

10. Staff Reports
Waiver Report

11. Adjournment

Please note that a quorum of Town Council may result if four or more Town Council members attend this meeting.